

價單 Price List

第一部份：基本資料 Part 1: Basic Information

發展項目名稱 Name of Development	yoo Residence	期數(如有) Phase No. (if any)	--
發展項目位置 Location of Development	銅鑼灣道33號 No. 33 Tung Lo Wan Road		
發展項目（或期數）中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)			144

印製日期 Date of Printing	價單編號 Number of Price List
12/07/2013	1

修改價單(如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use “✓” to indicate changes to prices of residential properties
		價錢 Price
25/09/2014	1Q	-

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any)) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
5	A (Duplex 複式)	41.135 (443) 露台 balcony : 0 (0); 工作平台 utility platform : 2.000 (22)	15,682,200	381,237 (35,400)	--	--	--	0.950 (10)	--	--	--	--	--	--
5	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	15,360,800	318,174 (29,540)	--	1.863 (20)	--	--	--	--	--	--	--	--
5	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	16,024,470	320,118 (29,730)	--	2.113 (23)	--	--	--	--	--	--	--	--
6	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,973,150	292,000 (27,150)	--	1.050 (11)	--	--	--	--	--	--	--	--
6	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,462,790	300,482 (27,890)	--	1.000 (11)	--	--	--	--	--	--	--	--
7	A* (Duplex 複式)	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	16,026,560	371,544 (34,540)	--	--	--	--	--	--	--	--	--	--
7	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,040,570	299,089 (27,810)	--	1.050 (11)	--	--	--	--	--	--	--	--
7	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	15,615,600	323,452 (30,030)	--	1.863 (20)	--	--	--	--	--	--	--	--
7	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	16,288,580	325,394 (30,220)	--	2.113 (23)	--	--	--	--	--	--	--	--
7	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,581,980	303,606 (28,180)	--	1.000 (11)	--	--	--	--	--	--	--	--
7	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,163,650	308,111 (28,630)	--	--	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any)) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
8	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	15,740,400	326,037 (30,270)	--	1.863 (20)	--	--	--	--	--	--	--	--
8	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	16,417,940	327,978 (30,460)	--	2.113 (23)	--	--	--	--	--	--	--	--
8	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,697,060	306,623 (28,460)	--	1.000 (11)	--	--	--	--	--	--	--	--
9	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,272,460	321,707 (29,860)	--	1.000 (11)	--	--	--	--	--	--	--	--
9	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,774,250	326,621 (30,350)	--	--	--	--	--	--	--	--	--	--
10	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,806,640	312,327 (29,040)	--	1.050 (11)	--	--	--	--	--	--	--	--
10	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,395,760	324,939 (30,160)	--	1.000 (11)	--	--	--	--	--	--	--	--
10	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,884,300	329,957 (30,660)	--	--	--	--	--	--	--	--	--	--
11	B	36.914 (397) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,925,880	323,072 (30,040)	--	1.050 (11)	--	--	--	--	--	--	--	--
11	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,519,060	328,171 (30,460)	--	1.000 (11)	--	--	--	--	--	--	--	--
11	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	10,994,350	333,293 (30,970)	--	--	--	--	--	--	--	--	--	--
12	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,088,880	319,210 (29,680)	--	1.050 (11)	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any)) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
12	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,642,360	331,403 (30,760)	--	1.000 (11)	--	--	--	--	--	--	--	--
12	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	11,104,400	336,630 (31,280)	--	--	--	--	--	--	--	--	--	--
21	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	17,524,000	362,981 (33,700)	--	1.863 (20)	--	--	--	--	--	--	--	--
21	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,261,320	364,803 (33,880)	--	2.113 (23)	--	--	--	--	--	--	--	--
22	A* (Duplex 複式)	43.135 (464) 露台 balcony : 2.000 (22); 工作平台 utility platform : 2.000 (22)	18,119,200	420,058 (39,050)	--	--	--	--	--	--	--	--	--	--
23	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	14,138,460	344,807 (32,060)	--	1.050 (11)	--	--	--	--	--	--	--	--
23	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	17,810,000	368,905 (34,250)	--	1.863 (20)	--	--	--	--	--	--	--	--
23	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	12,747,780	393,499 (36,527)	--	1.121 (12)	--	--	--	--	--	--	--	--
23	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,557,770	370,725 (34,430)	--	2.113 (23)	--	--	--	--	--	--	--	--
23	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	13,834,260	362,647 (33,660)	--	1.000 (11)	--	--	--	--	--	--	--	--
23	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	12,144,550	368,162 (34,210)	--	--	--	--	--	--	--	--	--	--
25	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	17,950,400	371,813 (34,520)	--	1.863 (20)	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any)) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
25	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,703,300	373,633 (34,700)	--	2.113 (23)	--	--	--	--	--	--	--	--
26	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,096,000	374,829 (34,800)	--	1.863 (20)	--	--	--	--	--	--	--	--
26	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	12,950,410	399,753 (37,107)	--	1.121 (12)	--	--	--	--	--	--	--	--
26	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,854,220	376,647 (34,980)	--	2.113 (23)	--	--	--	--	--	--	--	--
28	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,387,200	380,861 (35,360)	--	1.863 (20)	--	--	--	--	--	--	--	--
28	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	13,163,170	406,321 (37,717)	--	1.121 (12)	--	--	--	--	--	--	--	--
28	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	19,166,840	382,893 (35,560)	--	2.113 (23)	--	--	--	--	--	--	--	--
28	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	15,798,840	414,146 (38,440)	--	1.000 (11)	--	--	--	--	--	--	--	--
29	C	48.278 (520) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	18,538,000	383,984 (35,650)	--	1.863 (20)	--	--	--	--	--	--	--	--
29	D	32.396 (349) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	13,269,550	409,605 (38,022)	--	1.121 (12)	--	--	--	--	--	--	--	--
29	E	50.058 (539) 露台 balcony : 1.950 (21); 工作平台 utility platform : 0 (0)	19,323,150	386,015 (35,850)	--	2.113 (23)	--	--	--	--	--	--	--	--
29	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	16,579,740	434,616 (40,340)	--	1.000 (11)	--	--	--	--	--	--	--	--

物業的描述 Description of Residential Property		實用面積 (包括露台, 工作平台及陽台 (如有)) Saleable Area (including balcony, utility platform and verandah, if any)) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 (元, 每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq. ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
樓層 Floor	單位 Unit				空調機房 Airconditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
30	B	41.004 (441) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	18,178,020	443,323 (41,220)	--	1.050 (11)	--	--	--	--	--	--	--	--
30	F	38.148 (411) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	17,894,940	469,092 (43,540)	--	1.000 (11)	--	--	--	--	--	--	--	--
30	G	32.987 (355) 露台 balcony : 2.000 (22); 工作平台 utility platform : 0 (0)	15,680,350	475,349 (44,170)	--	--	--	--	--	--	--	--	--	--

第三部份：其他資料 Part 3: Other Information

(1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。
Prospective Purchasers are advised to refer to the sales brochure for the Development for information on the Development.

(2) 根據《一手住宅物業銷售條例》第52(1)條及第53(2)及(3)條， -
According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance, -

第52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的8個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的5個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時合約即告終止；(ii) 有關的臨時訂金即予沒收；及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase- (i) the preliminary agreement is terminated;(ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

(3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第8條及附表二第2部的計算得出的。
The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

(4)(i) 支付條款 Terms of payment

於簽署臨時買賣合約時，買方須繳付相等於樓價5%作為臨時訂金，請帶備港幣\$400,000.00銀行本票以支付部份臨時訂金，抬頭請寫「張葉司徒陳律師事務所」。請另備支票之以補足臨時訂金之餘額。

Purchasers shall pay the Preliminary Deposit equivalent to 5% of purchase price upon signing of the Preliminary Agreement for Sale and Purchase. A cashier order of HK\$400,000.00 being part of the Preliminary Deposit shall be made payable to "VINCENT T.K. CHEUNG, YAP & CO.". Please prepare a cheque to pay for the balance of the Preliminary Deposit.

所有支付條款樓價之換算皆向下捨入計至個位數。

All purchase prices in various terms of payment shall be rounded down to the nearest dollar.

(A)建築期付款(Stage Payment Plan (照售價 Price)

(1) 樓價5% (「臨時訂金」)於買方簽署臨時買賣合約時繳付,並於簽署後5個工作天內簽署買賣合約。

A preliminary deposit equivalent to 5% of purchase price ("Preliminary Deposit") shall be paid upon signing of the Preliminary Agreement for Sale and Purchase. The Agreement for Sale & Purchase shall be signed by the Purchaser(s) within 5 working days after signing of the Preliminary Agreement for Sale and Purchase.

(2) 樓價5%於買方簽署買賣合約時繳付。
5% of purchase price shall be paid upon signing of the Agreement for Sale & Purchase.

(3) 樓價5%於買方簽署臨時買賣合約後90天內繳付。
5% of purchase price shall be paid within 90 days after signing of the Preliminary Agreement for Sale and Purchase.

(4) 樓價5%於買方簽署臨時買賣合約後180天內繳付。
5% of purchase price shall be paid within 180 days after signing of the Preliminary Agreement for Sale and Purchase.

(5) 樓價80%於賣方向買方發出完成交易通知書之14天內繳付
80% of purchase price being balance of purchase price shall be paid within 14 days from the notice of completion of the sale and purchase issued by the Vendor.

* 所有樓價(除部份首期訂金可由支票支付外)須以抬頭人為賣方代表律師「張葉司徒陳律師事務所」之銀行本票支付。

All payments shall be paid by way of cashier orders, other than cheque portion of the initial deposit, drawn in favor of the Vendor's solicitors, "VINCENT T.K. CHEUNG, YAP & CO.".

(4)(ii) 售價獲得折扣的基礎 The basis on which any discount on the price is available

請參閱 4 (iii)

Please refer to 4 (iii)

(4)(iii) 可就購買該項目中的指明住宅物業而連帶獲得任何贈品、財務優惠或利益
Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the Development

(a) 選購於價單上設有“*”的指明單位(“該指明單位”)的買方, 可享有以下之優惠
The Purchaser of the Specified Unit that is marked with a “*” (“the Specified Unit”) in the price list will be entitled to have the following benefits:

(1) 凡於2014年9月29日(包括當日)至2014年10月12日(包括當日)購買該指明單位, 每個該指明單位均可免費獲得由賣方提供名為「yoofree」的傢俱及裝飾組合(“該傢俱及裝飾組合”)。該傢俱及裝飾組合以附表之項目或其相若品質為準。該傢俱及裝飾組約值港幣HK\$520,000。一切關於該傢俱及裝飾組合之事宜, 如有爭議, 以賣方最終決定為準。
For purchase(s) of the Specified Unit made from (and including) 29 September, 2014 to (and including) 12 October, 2014, each of the Specified Unit will be provided with the “yoofree” furniture and decoration package by the Vendor (“the Furniture and Decoration Package”) free of charge. The Furniture and Decoration Package will be those items set out in the attached list or their comparable quality. The value of the Furniture and Decoration Package will be approximately HKD\$520,000. In case of any dispute relating to or arising from the Furniture and Decoration Package, the Vendor’s decision shall be final.

位置Location	傢俱及/或裝飾項目Furniture and/or Decoration Items	數量Quantity
客飯廳 Living/ Dining Room	- 餐枱 Dining Table	1 件/pc
	- 餐椅 Dining Chair	2 件/pcs
	- 沙發 Sofa	1 件/pc
	- 咖啡桌 Coffee Table	1 件/pc
	- 地毯 Rug	1 件/pc
	- 座地燈 Floor Lamp	1 件/pc
	- 角几 Side Table	1 件/pc
	- 窗簾 Curtain	1 套/set
	- 組合櫃及層架 Built-in Cabinet with Storage Rack	1 件/pc
	- 連框電視機 TV Frame with TV	1 件/pc
	- 牆紙及或乳膠漆 Wallpaper and/or Emulsion Paint	(不適用)(N/A)
	- 木材及石材Wooden Fittings and Masonry Works	(不適用)(N/A)
	睡房Bedroom	- 床頭櫃 Night Table
- 床頭燈 Small Table Lamp		2件/pcs
- 窗簾 Curtain		1 套/set
- 入牆衣櫃連枱及層架 Built-in Wardrobe with Desk and Storage Rack		1 件/pc
- 椅 Chair		1件/pc
- 地毯 Rug		1 件/pc
- 床連床頭板及床褥Upholstered Bed with Mattress		1 套/set
- 枕頭 Pillow Filler		4 件/pcs
- 被褥 Duvet Filler		1 件/pc
- 床單、枕套及被套 Bed Sheet, Pillow Covers and Duvet Cover		1 套/set
- 床毯 Bed Throw		1 件/pc
- 牆紙及或乳膠漆 Wallpaper and/or Emulsion Paint		(不適用)(N/A)

註Note:

(i) 該傢俱及裝飾組合不可兌換現金、折扣或任何其他優惠。
若該指明單位的買方(“該指明買方”)於簽訂該指明單位之臨時買賣合約時不選擇該傢俱及裝飾組合, 其將不能享有下述4(iii)(a)(2)所提及的預先出租計劃優惠。
The Furniture and Decoration Package shall **NOT** be redeemed for cash or discount, or exchanged to other benefits in any form whatsoever. If the purchaser(s) of the Specified Unit(s) (“the Specified Purchaser”) does not select to take up the Furniture and Decoration Package upon the signing of the Provisional Agreement for Sale and Purchase, then the Specified Purchaser shall not be entitled to have the Pre-letting Scheme benefits stated in 4(iii)(a)(2) below.

(ii) 當完成購入該指明單位後並接獲該指明買方之書面通知後, 賣方便會展開該傢俱及裝飾組合所需之工程, 但該書面通知最遲須於該指明買方完成購入該指明單位後不超過三十天發出。
該傢俱及裝飾組合中之A單位於完成購入該指明單位時, 將不獲提供原有之廚房(包括廚櫃、洗滌盆及機電設備)及室內樓梯及客飯廳內部地板之表面加工, 新造的廚房與室內樓梯及客飯廳內部地板之表面加工將於該傢俱及裝飾組合所需之工程內完成。另外, 新造的廚房內之抽油煙機及雪櫃之品牌及型號將更改如下:
The Vendor will commence the fitting out works for the Furniture and Decoration Package after completion of the purchase of the Specified Unit(s) and following receipt, to be given by no later than 30 days thereafter, of a written notification from the Specified Purchaser to commence such works.
For Unit A, under the Furniture and Decoration Package, no original kitchen (including kitchen cabinet, sink, and electrical appliances) and no surface finishing of the internal staircase and the internal floor of the living and dining room will be provided to the Specified Unit(s) upon the completion of the sale and purchase, the new kitchen and the surface finishing of the internal staircase and the internal floor of the living and dining room will be furnished during the fitting out works for the Furniture and Decoration Package. Also, the brand name and the model of the cooker hood and the refrigerator will be changed as follow to fit in the new kitchen:

	原有廚房 Original Kitchen		新造廚房 New Kitchen	
	品牌 Brand Name	型號 Model No.	品牌 Brand Name	型號 Model No.
抽油煙機 Cooker Hood	Miele	DA3460	De Dietrich [#]	DHD1101X [#]
雪櫃 Refrigerator	Gaggenau	RT 220-202	Siemens [#]	KU16LA65 [#]

[#]註: 如發展項目中沒有安裝指明的品牌名稱或產品型號的設備, 賣方將會安裝品質相若的設備。
[#]Note: If the appliances of the specified brand name or model number are not installed in the Development, appliances of comparable quality will be installed.

(iii) 詳情請參閱該傢俱及裝飾組合協議書, 該協議書須於簽署臨時買賣合約時同時簽訂。
For details, please refer to the Furniture and Decoration Package agreement to be signed upon the signing of the Preliminary Agreement for Sale and Purchase.

(2) 如該指明買方選擇上述4(iii)(a)(1)所提及的該傢俱及裝飾組合，該指明買方可同時享有以下**預先出租計劃優惠**，但該指明買方必須於簽訂臨時買賣合約時已選擇該傢俱及裝飾組合並且選擇後**不得更改**。

If the Specified Purchaser selects the Furniture and Decoration Package mentioned in 4(iii)(a)(1) above, then the Specified Purchaser is also entitled to have the following **Pre-letting Scheme benefits** PROVIDED such selection of the Pre-letting Scheme is also made upon the signing of the Preliminary Agreement for Sale and Purchase and **NO CHANGE** is allowed thereafter.

預先出租計劃 Pre-letting Scheme

J-Plus Residential Service Limited (“首承租人”)，乃賣方的全資附屬公司，將以每月租金，相等於該指明住單位樓價之4%之1/12向該指明買方租入該指明單位，租期為4年，由該指明買方把該物業之管有交付賣家展開該傢俱及裝飾組合所需之裝修工程開始。(但於租賃期起計26個月後的任何時間，該指明買方有權以不少於4個月的書面通知提早終止該租約。)

J-Plus Residential Service Limited (“the Head Tenant”), being a wholly owned subsidiary of the Vendor will take up a lease of the Specified Unit from the Specified Purchaser at a monthly rent equivalent to 1/12 of 4% of the purchase price of the Specified Unit with a lease term of 4 years commencing from the delivery by the Specified Purchaser to the Vendor of the possession of the Property for the fitting out works under the Furniture and Decoration Package (subject to the Specified Purchaser’s right of early termination by serving not less than 4 months’ written notice at any time after 26 months from the commencement of the tenancy).

該指明買方必需與首承租人簽訂一份按首承租人標準式樣之預先出租協議，除了其他方面之外，這份協議須訂定首承租人有獨自決定權可把該指明單位分租給任何第三方。

就該預先出租協議首承租人須向該指明買方(作為業主)繳付相等於3個月之租金作為抵押按金及相等於3個月之租金作為預付租金。完成購入該指明單位時，首承租人會代該指明買方把該等款項直接繳付給賣方以抵銷部分該指明買方須繳付餘下之80%的樓價。

The Specified Purchaser shall enter into a pre-letting agreement with the Head Tenant on the Head Tenant’s standard form which shall provide, inter alia, that the Head Tenant is entitled to sub-let the Specified Unit to any third party at its own discretion. On completion of the sale and purchase of the Specified Unit, the Head Tenant will pay the security deposit equivalent to 3 months’ rent and advance rental payment equivalent to 3 months’ rent payable to the Specified Purchaser (as landlord) under the pre-letting agreement directly to the Vendor on behalf of the Specified Purchaser to partly set off the remaining 80% balance of purchase price payable by the Specified Purchaser.

(4)(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors’ fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

如買方選用賣方指定之代表律師作為買方之代表律師同時處理其正式買賣合約、按揭及樓契等法律文件，賣方同意為買方支付正式買賣合約及樓契兩項法律文件之律師費用。

If the Purchaser appoints the Vendor’s solicitors to act on his/her behalf of all legal documents in relation to the purchase, the Vendor agrees to bear the legal cost of the formal agreement for sale and purchase and the assignment.

如買方選擇另聘代表律師作為買方之代表律師處理其正式合約、按揭及樓契等法律文件，買賣雙方須各自負責有關正式買賣合約及其他樓契兩項法律文件之律師費用。

If the Purchaser chooses to instruct his own solicitors to act for him in relation to the purchase, each of the Vendor and Purchaser shall pay his own solicitors’ legal fees in respect of the formal agreement for sale and purchase and the assignment.

買方需支付一概有關臨時合約、買賣合約及轉讓契之印花稅(包括但不限於任何買方提名書或轉售的印花稅、從價印花稅、額外印花稅、買家印花稅及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。

All stamp duty, registration fee and other disbursements on the preliminary agreement for sale & purchase, the agreement for sale & purchase and the Assignment (including without limitation any stamp duty on any nomination or sub-sale, any ad valorem stamp duty, any special stamp duty, any buyer’s stamp duty and any penalty, interest and surcharge, etc. for late payment of any stamp duty) shall be borne by the Purchasers.

(4)(v) 買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development.

有關該住宅物業交易之草擬大廈公契及管理合約費用及附於該文件之圖則之費用的適當分攤、業權文件認正本費用、該住宅物業的買賣合約及轉讓契之圖則費，該住宅物業按揭(如有)之法律費用、附加合約(如有)及其他實際支出等，均由買方負責。

The Purchaser(s) shall solely bear and pay a due proportion of the costs for the preparation of the Deed of Mutual Covenant and Management Agreement (“DMC”) and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property, all plan fees for plans to be annexed to the agreement for sale & purchase and the Assignment, all legal and other costs and disbursements in respect of any mortgage (if any) in respect of the residential property and all legal cost and charges for supplemental agreement(if any).

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

1.美聯物業代理有限公司 2.中原地產代理有限公司 3.利嘉閣地產有限公司 4.香港置業(代理)有限公司 5.世紀21測量行有限公司及旗下特許經營商 6.置業18物業代理有限公司 7.專業地產 8.第一太平戴維斯住宅有限公司 9.第一太平戴維斯(香港)有限公司 10.領域房地產顧問 11.高力國際物業代理有限公司 12.香港蘇富比國際物業顧問 13.萊坊(香港)有限公司 14.仲量聯行 15.興業房產顧問有限公司 16.安世地產 17.新置業地產有限公司 18.新意域地產有限公司 19.利卓置業有限公司 20.高鼎物業有限公司 21.陳鋒地產 22.栢景地產代理公司 23.天生地產有限公司 24.港地物業代理有限公司 25.維多利物業代理公司 26.天福地產 27.飛騰物業代理有限公司 28.澎達物業顧問有限公司 29.僑樂物業服務(中國)有限公司 30.金匯地產有限公司 31.香港(新界)地產商會及其會員 32.溥頓亞洲物業代理有限公司 33.泛太置業有限公司 34.瑞麥地產 35.壹置業代理有限公司 36.連線房地產顧問有限公司 37.領高地產代理有限公司 38.卓越物業有限公司 39.高緯環球

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

The Vendor has appointed estate agents to act in the sale of any specified residential property in the Development:

1.Midland Realty (International) Limited 2.Centaline Property Agency Limited 3.Ricacorp Properties Limited 4.Hong Kong Property Services (Agency) Limited 5.Century 21 Surveyors Limited 6.18 Property Agency Limited 7.Professional Properties Co. 8.Savills Realty Limited 9.Savills (Hong Kong) Limited 10.Landscape Christie’s International Real Estate 11.Colliers International Agency Limited 12.Hong Kong Sotheby’s International Realty 13.Knight Frank Hong Kong Limited 14.Jones Lang LaSalle 15.Hing Yip Realty Advisory Limited 16.Anzac Realty 17.New Homes Property Limited 18.Landworld Property Agency Limited 19.Richwell Property Co., Ltd. 20.Golden Choice Realty Ltd.21.Chan Fung Properties Co. 22.Park View Property Agents Co. 23.Talent-Sign Properties Ltd. 24.Konde Property Agency Limited 25.Victory Properties Agency Co. 26.Blessing Realty 27.Fayton Property Agency Company Ltd. 28.Prime Property Consultants Limited 29.Kiu Lok Property Services (China) Ltd. 30.Gamway Property Agency Limited 31.Hong Kong (New Territories) Realty Association and Chartered Members 32.Preston Asia Realty Limited 33. Grand Pacific Realty Limited 34. RE/MAX 35. Land One Property Agency Ltd. 36. o2o Property Consultant Ltd. 37. Leading Properties Agency Limited 38.Brilliant Properties Agency Ltd. 39. Cushman & Wakefield

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the Development. Also, that person does not necessarily have to appoint any estate agent.

(6) 賣方就發展項目指定的互聯網網站的網址為：www.yooresidence.com.hk。

The address of the website designated by the Vendor for the Development is: www.yooresidence.com.hk.